



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																															
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																															
ELEMENT	CD											TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																											
Exterior Wall	31	HARDIE BRD 100										0100	01	2,488	102.7200	97.58	242,779	2023	2023	0	0	0	0.00	100.00	VALUATION BY																										
Roof Structur	03	GABLE/HIP 100										1 SINGLE FAM - 100% - 2024										Heated Area: 2160										HX Base Yr 2024										STANDARD									
Roof Cover	03	COMP SHNGL 100																				Tax Group: 4										Tax Dist:										242,779									
Interior Wall	05	DRYWALL 100																				BUILDING MARKET VALUE																				4,624									
Interior Floo	14	CARPET 60																				TOTAL MARKET OB/XF VALUE																				55,000									
Interior Floo	08	SHT VINYL 40																				TOTAL LAND VALUE - MARKET																				302,403									
Air Condition	03	CENTRAL 100																				SOH/AGL Deduction																				0									
Heating Type	04	AIR DUCTED 100																				ASSESSED VALUE																				302,403									
Bedrooms		4 100																				TOTAL EXEMPTION VALUE										HX HB										50,000									
Bathrooms		2 100																				BASE TAXABLE VALUE																				252,403									
Frame	02	WOOD FRAME 100																				TOTAL JUST VALUE																				302,403									
Stories	1.	1. 100																				NCON VALUE																				247,403									
Units		0 100										INCOME VALUE																																							
Occupancy	00	NONE 100										PREVIOUS YEAR MKT VALUE																				55,000																			
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